

Planning Commission Meeting
October 2, 2008
Verbatim Excerpt

PCA 92-M-038 - PAOLOZZI INVESTMENTS, INC.
SE 2008-MA-019 - PAOLOZZI INVESTMENTS, INC.

After Close of the Public Hearing

Vice Chairman Alcorn: Close the public hearing; recognize Commissioner Hall.

Commissioner Hall: Thank you, Mr. Chairman. First before I forget, there is a letter I believe you've all received a copy of it. I want to ensure Mr. Farrell, who is sitting out there in the audience, that his letter is included and made part of the record because otherwise I may forget.

Vice Chairman Alcorn: Without objection.

Commissioner Hall: Without - - okay. So, that's number one. Number two, I have to tell you the truth when they said a car wash on Columbia Pike, I was not happy. I did not think that was really going to work. Even though this particular property has a number of drawbacks, it is located right next to the Dominion - - what are those called, power stations?

Keith Martin, Esquire: Substations.

Commissioner Sargeant: Substations.

Commissioner Hall: Substation. And they trimmed the trees too short, but anyway. After the presentation made by Mr. Martin, and in the future I would appreciate if Mr. Martin is representing a case for the Mason District that he be bumped up.

Commissioner Harsel: Well, I had no choice. This came from staff.

Commissioner Hall: I'll have a chat with staff.

Commissioner Harsel: Yes, please do.

Commissioner Hall: He came to the Mason District. There was a - - Mr. Williams, I believe a neighbor who was very concerned essentially for the same reason that he didn't think that a car wash was going to be beneficial to his neighborhood. And when we all went on site and we saw what the applicant was going to do. There was going to be a brick wall. There was going to be landscaping outside of the buffer. It was going to protect this residential area, which is really just one lot in from Columbia Pike. This was a definite win-win for the neighborhood and the neighborhood then, instead of being opposed, supported the application. There is one very minor sticking point. It is being addressed by both Mr. Martin and Mr. Farrell and I have complete faith that they will get this taken care of before it moves on. It has to do with the legalese - -

Vice Chairman Alcorn: Easement.

Commissioner Hall: - - decision about the easement, but there is no land use issue that would prevent this application from moving on. With that said, Mr. Chairman, I MOVE THAT - -

Vice Chairman Alcorn: Ms. Hall.

Commissioner Hall: THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 92-M-038, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED AUGUST 29, 2008.

Commissioners Flanagan and de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner Flanagan and Commissioner de la Fe. Any discussion of that motion? All those in favor of recommending that the Board of Supervisors approve PCA 92-M-038, subject to the proffers dated August 29, 2008, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Hall.

Commissioner Hall: I FURTHER MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2008-MA-019, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 17, 2008.

Commissioners Sargeant and Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant and Commissioner Flanagan. Any discussion? All those in favor of recommending the Board of Supervisors approve SE 2008-MA-019, subject to the development conditions dated September 17, 2008, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All those opposed? That motion carries. Commissioner Hall.

Commissioner Hall: Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AGAINST THE RESIDENTIAL PROPERTIES TO THE SOUTH AND WEST, IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT.

Commissioners Sargeant and Flanagan: Second.

Vice Chairman Alcorn: Seconded by Commissioner Sargeant and Commissioner Flanagan. Any discussion? All those in favor of recommending approval of the modification - - of a

modification of transitional screening to the abutting residential properties to the south and west, in favor of that shown on the GDP/SE plat, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Hall: Yes. Thank you, Mr. Chairman. I do want to thank Mr. Martin and his client. If they build it as they have demonstrated on all the plans, it will really be an asset to the revitalization of Columbia Pike and it might inspire Dominion Electric to plant some trees to cover up that fence.

Commissioner Sargeant: So noted.

Commissioner Hall: Thank you.

Mr. Martin: Thank you.

Commissioner Hall: Thank you very much. I will point out that those of you who don't know, there has been a house that was been burnt out. This has been an ever-loving eyesore and it is - - this improvement is welcomed in the community, so I'm glad that it's all coming. Thank you, sorry you didn't get to speak. Good night.

Vice Chairman Alcorn: All right. Thank you, Ms. Hall.

//

(The motions carried unanimously with Commissioners Litzenberger, Lusk, and Murphy absent from the meeting.)

KAD